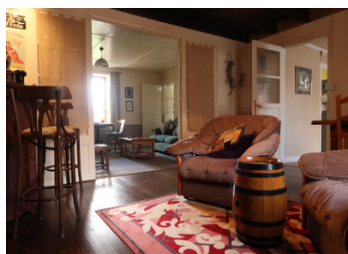


Three-bedroom house with a garden in a country hamlet. Nice view

EXCLUSIVE



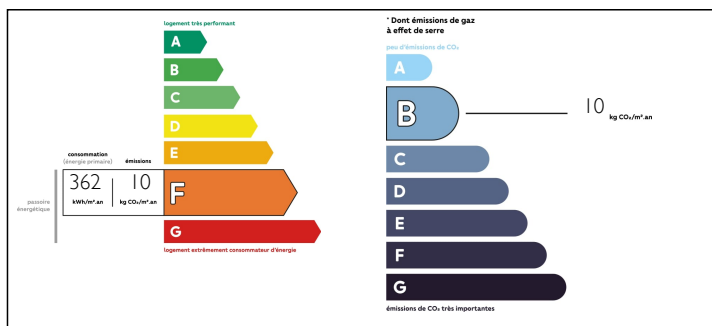
INFORMATION

Town:	Saint-Julien-le-Petit
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	136 m2
Plot Size:	498 m2

IN BRIEF

In a hamlet of St-Julien-le-Petit, this house awaits you to become the new owner. Amenities are a 10-minute drive away in Bujaleuf. Limoges, with its international airport is only an hour away.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 644 EUR

NOTES

DESCRIPTION

In a quiet hamlet this countryside house consists of three floors with a barn attached. The house is semi-detached, as on one side it is connected to a neighbouring barn.

You enter the house from the road into the entrance room that could also function as an office (14 m²). Continuing forward leads you into the kitchen (13 m²), with its back kitchen / toilet (4 m²) and a door leading into the garden.

From the entrance room you can go left into the lounge / dining room that is divided over two spaces (20 and 19 m²) with a wood burner.

The stairs takes you to the first floor where you will find three bedrooms (20, 18, and 13 m²) and a bathroom with toilet (15 m²). From the bathroom, an attic staircase brings you up to an attic that can be converted into more habitable space.

The garden sits at the back of the house and offers enough space to grow vegetables, and enjoy the sunshine and the views.

Under the house sits a cellar of which the ceiling is insulated (floor insulation for the house).

For more storage, a decent sized barn is attached to the left of the house.

The overall condition of the house is very good.

Septic tank is not conforming.

Stunning views over the countryside.

Total habitable space 136 m².

Total land size 498 m² + another 250 m² usable as garden.

Heating by wood burner and electrical heaters.

The hillsides of the Limousin will take your breath...